



18, Fairbanks Walk, Swynnerton, Stone, ST15 0PF



£425,000

A fabulous family home in one of the area's most popular and sought after village locations. This is a lovely house which offers genuinely spacious accommodation with two reception rooms, open plan kitchen with adjoining family room complemented by five bedrooms, en-suite shower room and family bathroom, both of which have recently been updated. Step beyond the threshold and you will find a large garden with plenty of room for outdoor living, off road parking for several cars and a large integral garage. The house occupies a lovely position in a Fairbanks Walk set in sunny south facing gardens and is within strolling distance of all that this quintessentially English country village has to offer, including the local cricket club, village shop, church and the fantastic local pub. NO UPWARD CHAIN- early viewing essential.



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Enclosed Porch

Fully enclosed porch with upvc double glazed sliding outer door and Quarry tile floor.

Entrance Hall

Spacious reception area with contemporary style oak effect front door, full height window to the front of the house. Staircase to the first floor landing with small storage cupboard below and separate cloaks cupboard. Wooden floor. Radiator.

Cloakroom & WC

Fitted with a white contemporary style suite comprising: WC and hand basin in vanity cupboard. Ceramic tiled floor and wall tiling to half height. Radiator.

Sitting Room

A spacious dual aspect living room with bow window to the front of the house and sliding patio windows to the rear opening to the gardens. Chimney breast with modern stone fire surround, granite hearth and open fire. TV aerial connection. Two radiators.

Dining room

A cosy dining room or quiet study with full height window to the front of the house,. Radiator.

Kitchen

The kitchen features a range of contemporary style units with white high gloss cabinet doors, stainless steel handles and contrasting wooden counter tops. Stainless steel 1½ bowl sink unit with mixer tap. Fitted appliances comprise: slot-in electric cooker with stainless steel extractor over, fully integrated refrigerator and freezer, plumbing for dish washer and washing machine. Part ceramic tiled walls and ceramic tiled floor. Window to the rear overlooking the gardens.

Family Room

Adjoins the kitchen and a great addition to the living space, ideal as a family room or dining room. Patio windows to the rear opening to the gardens, window and door to the side of the house. Internal door to the garage. Wooden floor throughout, TV aerial connection. Radiator.

Landing

Airing cupboard and access hatch to loft space.

Main Bedroom

A large dual aspect principal bedroom with windows to the front and rear of the house, adjoining dressing area. Two radiators.

En-Suite Shower Room

A recently upgraded shower room which features a white suite comprising: walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Chrome heated towel radiator. Ceramic wall tiling to full height & tiled floor. Window to the rear of the house.

Bedroom 2

Large double bedroom with window to the front of the house. Built-in wardrobe. Radiator.

Bedroom 3

Double bedroom with window to the front of the house. Radiator.

Bedroom 4

Window to the rear of the house, built-in wardrobe. Radiator.

Bedroom 5

Single bedroom with window to the rear of the house. Radiator.

Family Bathroom

A stylish re-modelled bathroom featuring a white suite comprising: bath with glass shower screen and thermostatic rain shower, pedestal basin & WC. Ceramic wall tiling to full height and tiled floor. Chrome heated towel radiator. Window to the rear of the house.

Outside

The house has great outside space occupying a much larger than average plot enjoying generous gardens to the front & rear. The gardens are mainly lawn with established borders featuring trees, shrubs and flower beds. Paved patio area and ornamental garden pond. Driveway parking with space to accommodate four cars, leading to an integral double garage with up and over door, light & power.

General Information

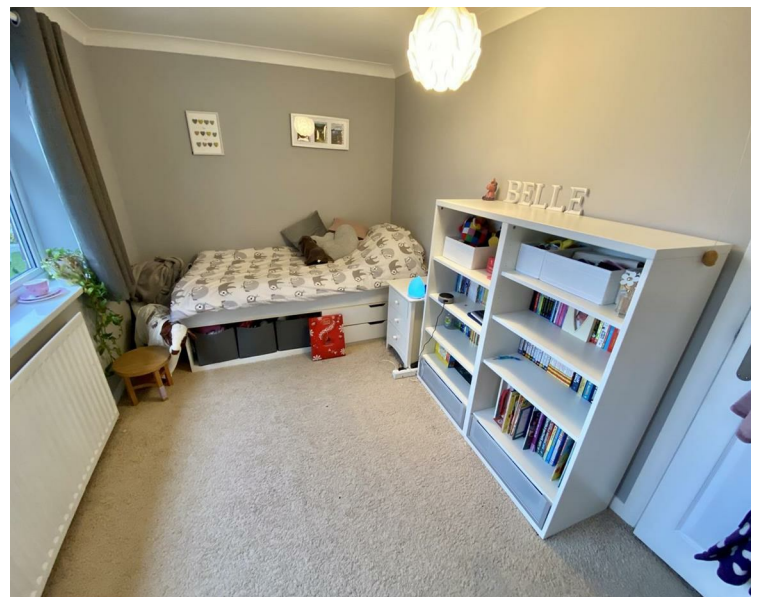
Services: Mains water, electricity & drainage. Oil central heating (there is no mains gas in Swynnerton)

Council Tax band

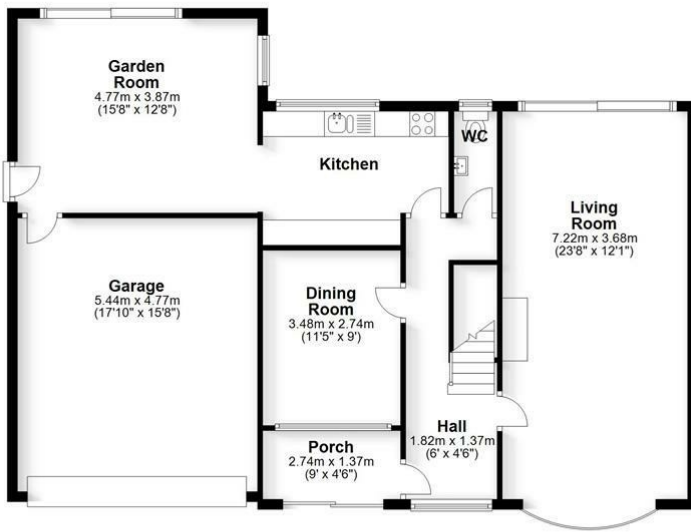
Viewing: By appointment

For sale by private treaty, subject to contract.

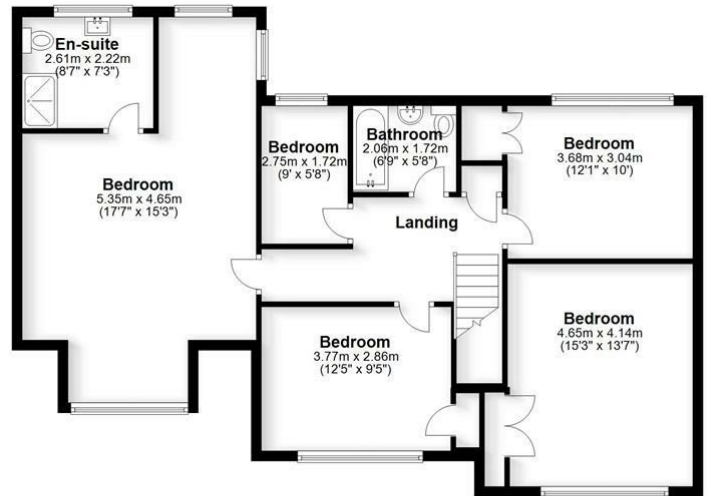
Vacant possession on completion



Ground Floor



First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	